



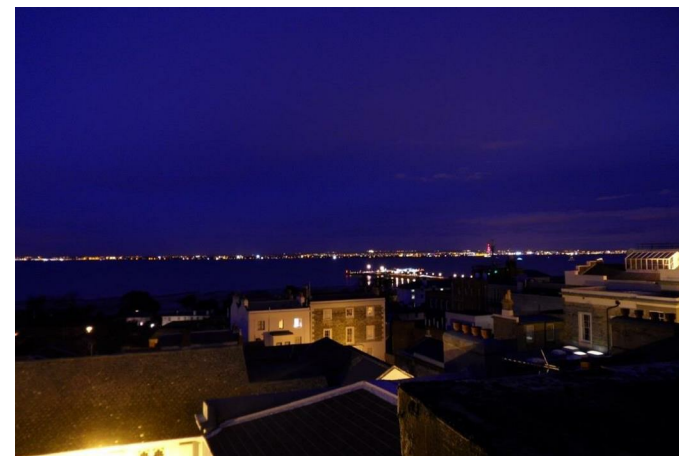
- Stunning Sea Views!
- Smart Open Plan Living Space
- Short Level Walk to Town Centre
- No Onward Chain

- Converted Top Floor Flat
- Styish Modern Kitchen with Breakfast Bar
- Hugely Convenient Position

- Thoroughly Refurbished in Recent Years
- Fashionable Modern Shower Suite
- Modern Electric Heating

Flat 5, Lind Court Lind Street, Ryde, Isle Of Wight, PO33 2NQ **Offers In The Region Of £115,000**

Pull up a chair to the front row seats of arguably some of the best sea views you will find in Ryde. These ever changing panoramic views include passing cruise ships and sailing craft heading out to the English Channel or coming home to port. The mainland coastline is in clear view and at night is replaced by a profusion of lights highlighting its city skyline. This 3rd floor flat sits at on the top floor of an attractive converted Grade 2 Listed building and the location is hugely convenient being a short walk from the town centre shops and just a little further from the beach. The property has undergone some tasteful improvements in very recent years including remodeling the interior to form stylish open plan living space. A new kitchen and shower suite have been added to good affect and are highlighted by the tasteful decor found throughout the flat. Permits for the adjacent long stay car park are available from the Council and there will be a bus route right on your doorstep. The flat can be rented out but holiday letting is prohibited.



Accommodation

Communal Entrance

Secure entry system

3rd Floor Landing

Entrance Hall

Built in Airing/Storage Cupboard

Stylish Open Plan Living Space

19'3 13'0 (5.87m 3.96m)

Incorporating: Kitchen, Dining & Living

Bedroom

12'9 max x 8'5 (3.89m max x 2.57m)

Built in Storage

Shower Room

7'2 x 3'10 (2.18m x 1.17m)

Tenure

Share of Freehold & Long Leasehold.
Residue of 970 year lease from 2016. Share
of Freehold for each resident. 962 years
remain on lease.

Service Charges

£850 per annum. £100 Ground rent per
annum. Island based managing agent.

Council Tax

Band B

Restrictions

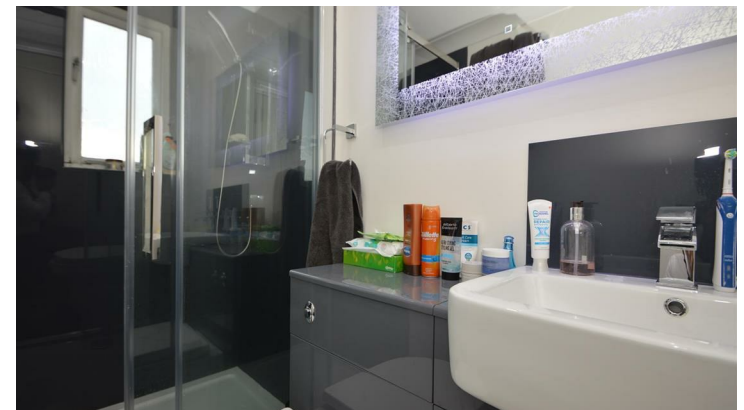
Residential letting allowed. No holiday letting.
Pets - no

Flood Risk

Very Low Risk

Broadband Connectivity

Openreach network. Up to Superfast available



Mobile Coverage

Coverage includes O2, EE & Three.

Construction Type

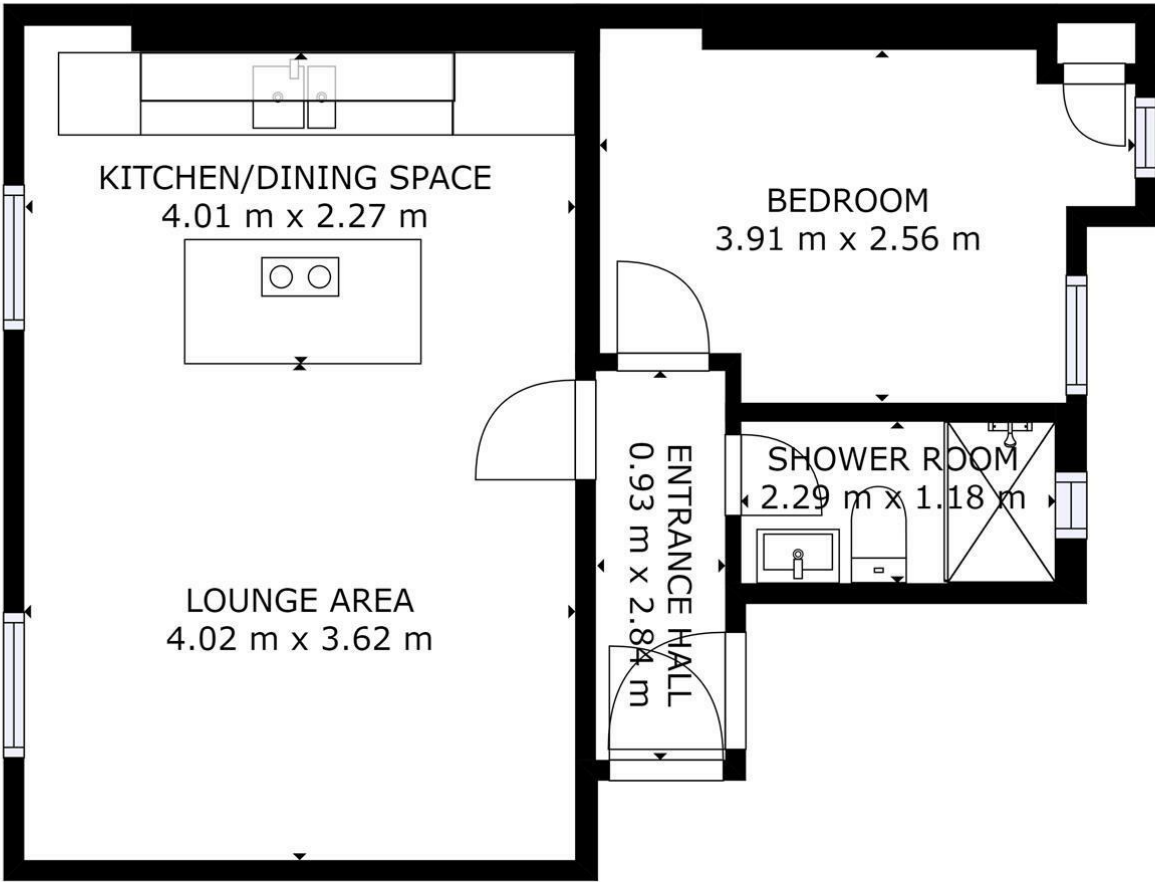
Victorian building. Assumed cavity or solid wall.

Services

Unconfirmed electric, water and drainage

Agents Note

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fitments, or any other fixtures not expressly included, are part of the property offered for sale.



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 40 m²
TOTAL: 40 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	42	69
England & Wales	EU Directive 2002/91/EC	

Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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Viewing: Date Time